



# FOR SALE

CARRY PLAZA, MEDICINE HAT, AB



## PROPERTY SPECIFICATIONS

<b>Address</b>	3215 Dunmore Road SE, Medicine Hat, AB
<b>Intersection</b>	Dunmore Road SE and Carry Drive SE
<b>Year Built</b>	1990
<b>GLA</b>	59,080 SF
<b>Occupancy</b>	92.0%
<b>Key Tenants</b>	Rexall, Earl's, Bank of Montreal
<b>Site Area</b>	4.83 acres
<b>Parking</b>	265 parking stalls (4.5/1,000 SF)
<b>WALT</b>	4.43 years remaining

### Investment Highlights

- Carry Plaza is anchored by Rexall, which is one of Canada's top national brands and a proven 'AAA' covenant.
- Located on Dunmore Road, the centre provides excellent visibility for the centre's diverse tenancies, serving a large trade area with a range of daily needs and service retail.
- The Property is located kitty corner to Medicine Hat Mall, a large regional shopping centre that provides unrivaled exposure and traffic to the corner of Dunmore Road and Carry Drive.
- Carry Plaza is 92% leased with a weighted average lease term of 4.43 years, offering long-term income security and rental rate upside.

## THE OFFERING

JLL's National Retail Investment Group is pleased to offer for sale a 100% freehold interest in the Rexall anchored Carry Plaza located in Medicine Hat, Alberta. The centre is situated on a 4.83 acre site with a gross leasable area of 59,080 SF. The Plaza is 92.0% leased to a variety of local staples and well-known national tenants providing strong income diversity with rental rate upside.

Carry Plaza is located on Dunmore Road, a main arterial roadway that runs through Downtown Medicine Hat to the Trans Canada Hwy. The centre possesses great visibility as a corner site in a centralized retail node, along with exceptional access and egress from Dunmore Road and Carry Drive. Carry Plaza benefits from being kitty corner to a regional shopping mall, creating unrivaled exposure.

The site offers outstanding location, occupying two city blocks, while being easily accessible by vehicle and public transportation and offering frontage on a main arterial road in Medicine Hat.

## SITE PLAN





**DOLLARAMA**  
Little Caesars  
**First Choice Hair Cutters**  
**CASH MONEY**

**SUBWAY**  
**WOODY'S** Bar-B-Q  
REAL MOTTEN BAR-B-Q

**MOXIE'S**  
GRILLYBAR

**CARRY PLAZA**  
BMO  
**Rexall**  
Hot & Spicy **PIZZA 73**  
**ROSSCO'S PUB** Est. 1992  
**KFC**  
**earls** KITCHEN & BAR  
**The Pita Pit**  
**Better Juice**

**GoodLife**  
**FITNESS**

**Peavey** Mart

**REAL CANADIAN**  
**Superstore**

**BEST BUY**

**SAFeway** **HUDSON'S BAY**  
**Marshall's** **SHOPPERS** DRUG MART  
**HOMESENSE** **GALAXY**

SOUTHVIEW DRIVE SE

DUNMORE ROAD SE

CARRY DRIVE SE



*For more information, please contact:*

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